018.0	0004	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	891,000	/	891,000
USE VALUE:	891,000	/	891,000
ASSESSED:	891,000	/	891,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		ELIOT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SNYDER TIMOTHY
Owner 2:	HORN-SNYDER ALEXIS E
Owner 3:	
Street 1:	28 ELIOT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FOSTER GARY S/ETAL -
Owner 2:	FOSTER MAUREEN E -
Street 1:	28 ELIOT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,562 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Vinyl Exterior and 2230 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6562.000	364,900	1,800	524,300	891,000
Total Card	0.151	364,900	1,800	524,300	891,000
Total Parcel	0.151	364,900	1,800	524,300	891,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.52 | /Parcel: 399.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 12729

GIS Ref

GIS Ref

Insp Date 11/18/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 018.0-0004-0004.0

!1520!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	364,900	1800	6,562.	524,300	891,000	891,000	Year End Roll	12/18/2019
2019	101	FV	250,300	1800	6,562.	678,500	930,600	930,600	Year End Roll	1/3/2019
2018	101	FV	249,400	1800	6,562.	431,800	683,000	683,000	Year End Roll	12/20/2017
2017	101	FV	249,400	1800	6,562.	394,800	646,000	646,000	Year End Roll	1/3/2017
2016	101	FV	249,400	1800	6,562.	320,800	572,000	572,000	Year End	1/4/2016
2015	101	FV	234,000	1900	6,562.	320,800	556,700	556,700	Year End Roll	12/11/2014
2014	101	FV	234,000	1900	6,562.	292,400	528,300	528,300	Year End Roll	12/16/2013
2013	101	FV	234,000	1900	6,562.	278,200	514,100	514,100		12/13/2012

PRINT

Date	Time
12/10/20	17:06:10

LAST REV

Date	Time
11/12/19	14:40:53

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1520

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOSTER GARY S/E	1508-126		5/30/2017		985,000	No	No		
BROSNAHAN IRENE	1153-103		3/29/1996		210,000	No	No		Y

USER DEFINED

Prior Id # 1:	12729
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/14/2018	1703	Insulate	3,421	C				
4/5/2010	251	Siding	24,000					VINYL SIDING + INS
6/1/2009	410	Manual	3,000					
6/26/2006	516	Re-Roof	3,900	C				rubber roof on rea
5/13/2002	363	Redo Kit	25,000	C		G4	GR FY04	REMODEL KITCHEN
3/29/1996	88	Dormers	50,000	C				ADD 14X40 DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2017	Inspected	BS	Barbara S
11/8/2017	MEAS&NOTICE	HS	Hanne S
4/2/2009	Meas/Inspect	345	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	243	PATRIOT
8/27/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6562		Sq. Ft.	Site		0	85.	0.94	2									524,332						524,300	

Total AC/HA: 0.15064 | Total SF/SM: 6562 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 524,332 | Spl Credit | Total: 524,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.21497178
Const Adj.:	0.99989998
Adj $ / SQ:	127.559
Other Features:	88783
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	382509
Depreciation:	17595
Depreciated Total:	364914

COMMENTS

SECOND SINK IN SFL BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 1		HB					

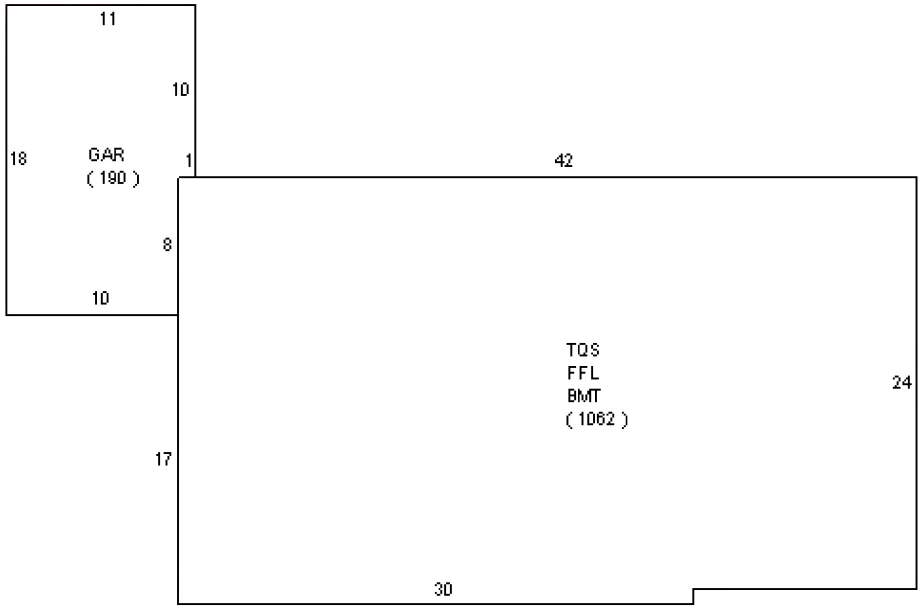
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	127.56
Special Features:	0	Val/Su Net:	117.29
Final Total:	364900	Val/Su SzAd	196.34

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,062	48.310	51,308
FFL	First Floor	1,062	127.560	135,468
TQS	3/4 Story	797	127.560	101,601
GAR	Garage	190	28.160	5,349

Net Sketched Area:	3,111		Total:	293,726	
Size Ad	1858.5	Gross Are	3376	FinArea	2230

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	35	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						
19	Patio	D	Y	1	18X36	G	AV	1990	3.54	T	23.2	101			1,800			1,800

More:	N	Total Yard Items:	1,800	Total Special Featues:		Total:	1,800